

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) \_\_\_\_\_

Chapter 11☐ Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 22 Maple Street, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 90-1027450

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

1600 63rd St  
Brooklyn, NY 11204-2713

Number, Street, City, State &amp; ZIP Code

P.O. Box, Number, Street, City, State &amp; ZIP Code

Kings

County

Location of principal assets, if different from principal place of business

22 Maple St Amesbury, MA 01913-1304

Number, Street, City, State &amp; ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: \_\_\_\_\_

Debtor 22 Maple Street, LLC  
Name

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.631311**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- ☐ No
- ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	<u>See Attachment</u>	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **22 Maple Street, LLC**  
Name

Case number (if known)

**11. Why is the case filed in this district?**

Check all that apply:

- ☐ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **22 Maple Street, LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures****WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **February 14, 2018**  
MM / DD / YYYY**X /s/ YC Rubin**  
Signature of authorized representative of debtor  
  
Title **Chief Restructuring Officer****YC Rubin**  
Printed name**18. Signature of attorney****X /s/ Kevin J. Nash**  
Signature of attorney for debtorDate **February 14, 2018**  
MM / DD / YYYY**Kevin J. Nash**  
Printed name**Goldberg Weprin Finkel Goldstein LLP**  
Firm name**1501 Broadway 22nd Floor**  
**New York, NY 10036**  
Number, Street, City, State & ZIP CodeContact phone **(212) 221-5700** Email address **knash@gwfglaw.com****Kevin J. Nash NYE**  
Bar number and State

Debtor **22 Maple Street, LLC**  
Name

Case number (if known)

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known)

Chapter **11**☐ Check if this an amended filing**FORM 201. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**Debtor **90 West Street LLC**

Relationship to you

**Affiliate**District **Eastern District of New York**When **1/30/18**

Case number, if known

**18-40515-NHL**Debtor **Keen Equities LLC**

Relationship to you

**Affiliate**District **Eastern District of New York**When **11/12/13**

Case number, if known

**13-46782-NHL**

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

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In re:

Chapter 11

22 Maple Street, LLC,  
25 Oriol Drive, LLC,  
59 Coolidge Road, LLC,  
20 Kinmonth Road, LLC,

Case No.  
Case No.  
Case No.  
Case No.

Debtors.<sup>1</sup>

-----X

**CONSOLIDATED DECLARATION OF Y.C. RUBIN  
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-4**

Y.C. Rubin declares the following under penalties of perjury pursuant to 28 U.S.C. §1967:

1. I am the Chief Restructuring Officer of 22 Maple Street, LLC, 25 Oriol Drive, LLC, 59 Coolidge Road, LLC, and 20 Kinmonth Road, LLC (collectively, the “Debtors”). I have been appointed by the active members to head-up the Debtors’ efforts to restructure and reorganize their financial and legal affairs.

**Overview**

2. This Chapter 11 filing is being made on an emergency basis in light of a pending foreclosure action (since removed to the Federal Court) in which a motion for the appointment of a receiver has been filed by the Debtors’ lending banks, acting through their joint agent, Capital Finance LLC (“CF”). The total secured debt owed to CF is approximately \$31,110,000. From my review of the loan documents, it appears that each of the Debtors is jointly and severally liable for the entire secured debt.

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<sup>1</sup> The Debtors intend to file a motion pursuant to Fed. R. Bank. P. 1015(b) for entry of an order directing joint administration of these related Chapter 11 cases.

3. While restructuring negotiations with CF have recently re-commenced in the hope of obtaining a Third Forbearance Agreement, the Debtors have opted to seek Chapter 11 relief in an effort to preserve the *status quo*.

4. I am currently serving in a similar chief restructuring capacity in connection with the related Chapter 11 proceeding before this Court of 90 West Street LLC (Case No. 18-40515), (“90 West”). 90 West is an affiliate of the Debtors, having common principals and investors.

5. Like 90 West, the Debtors are also real estate holding companies that own real property from which other affiliated entities operate nursing home facilities, commonly referred to by the parties as the “Villages”.

6. In my capacity as Chief Restructuring Officer, I respectfully submit this Consolidated Declaration in support of the Debtors’ respective Chapter 11 filings in accordance with the Local Rules of this Court.

7. The respective Debtors will be moving to have their cases jointly administered for procedural purposes. This Declaration is being filed for all of the Debtors and reflects the proposed joint caption for the related bankruptcy proceedings.

8. The purpose of this Declaration is to provide pertinent information regarding the circumstances prompting the Chapter 11 filings, the Debtors’ respective assets, capital structure, and strategies for reorganization.

**Salient Events Leading up to the Chapter 11 Filings**

9. The Debtors were organized on or about August 27, 2013 to acquire real property associated with four nursing homes under the so-called “Villages” portfolio. The acquisition included the following real property, together with the facilities located at each of the properties (the “Properties”):

Name of Debtor	Address of Real Property	Operating Facility
22 Maple Street, LLC	22 Maple Street, Amesbury, MA	Merrimack Valley Health Center
25 Oriol Drive, LLC	25 Oriol Drive Worcester, MA	Worcester Health Center
59 Coolidge Road, LLC	59 Coolidge Road Watertown, MA	Watertown Health Center
20 Kinmonth Road, LLC	20 Kinmonth Road Newton, MA	Waban Health Center

10. The Properties are each encumbered by a first mortgage lien and security interest securing four term loans in the original aggregate balance of \$36,856,627, made on or about March 4, 2014, with CF as the Agent for the four syndicated lenders.

11. The facilities have been operating reasonably well, although not at a level which would allow refinancing of the underlying mortgage debt.

12. On or about February 12, 2016, the Debtors entered into a forbearance agreement with CF. This agreement was then extended through a second forbearance agreement as of December 30, 2016, which has now expired.

13. In recent weeks, CF commenced foreclosure proceedings against the Debtors and the related operating facilities. While this litigation is still in its infancy, CF has moved for an order appointing a receiver to take control of the Debtors' Properties. The prospect of a receiver will adversely impact the Debtors' ability to obtain a negotiated restructuring from CF. Accordingly, the goal of the Chapter 11 filings is to obtain a cooling-off period during which time good faith negotiations can proceed on a relatively level playing field.



**Local Rule 1007 Disclosures**

14. Pursuant to Local Rule 1007-4(a)(iii-iv), no committees were formed prior to the filing of the Petitions.

15. Pursuant to Local Rule 1007-4(a)(v), a list of the names and addresses of the creditors holding the 20 largest unsecured claims against each of the Debtors is attached to the respective Petitions.

16. Pursuant to Local Rule 1007-4(a)(v), CF, as agent, is the Debtors' primary secured creditor, with a current balance of \$31,110,000.

17. Pursuant to Local Rule 1007-4(a)(vii), the primary assets each Debtor consist of the respective real property housing the affiliated operating facilities, as listed above in paragraph "8".

18. Pursuant to Local Rule 1007-4(a)(vii), the liabilities of each Debtor, including secured debt, plus certain real estate taxes and utilities.

19. Pursuant to Local Rule 1007-4(a)(vii), a list of equity holders is attached to each of the respective Petitions.

20. Pursuant to Local Rule 1007-4(a)(ix), (x) and (xi), the real property owned by the respective Debtors, as listed above, currently remains in the possession of the Debtors.

21. Pursuant to Local Rule 1007-4(a)(xii), the Debtors' members receive no compensation.

22. Pursuant to Local Rule 1007-4(a)(xix-xvi), a 30-day budget will be prepared shortly after the filing in connection with cash collateral negotiations with CF.

Dated: Brooklyn, NY  
February 14, 2018

/s/ Y.C. Rubin  
By: Y.C. Rubin  
Title: Chief Restructuring Officer

**MEMBER CONSENTS AND RESOLUTIONS OF  
22 MAPLE STREET, LLC, 25 ORIOLE DRIVE, LLC,  
59 COOLIDGE ROAD, LLC AND 20 KINMONTH ROAD, LLC**

WHEREAS, the Active Members of **22 Maple Street, LLC, 25 Oriole Drive, LLC, 59 Coolidge Road, LLC, and 20 Kinmonth Road, LLC** (collectively the “Companies”) hereby resolve to take appropriate legal action in light of pending foreclosure proceedings in which the appointment of a receiver has been sought; and

WHEREAS, in view of the foregoing, the Companies believe that the filing of Chapter 11 cases will be beneficial to the interest of all the Companies; and

WHEREAS, the Active Members have previously been notified that Avi Lipschutz will resign from the Companies once a change in the operating licenses for Waban Health Center LLC, Merrimack Valley Health Center LLC, Watertown Health Center LLC and Worcester Health Center LLC have been approved by applicable state agencies; and

WHEREAS, in view of the pending foreclosure proceedings, including a motion for the appointment of a receiver, the Active Members have determined that it would also be in the best interest of the Companies to retain Y C Rubin as Chief Restructuring Officer for the purpose of commencing voluntary cases under title 11 of the United States Code on behalf of each of the Companies;

NOW, THEREFORE, the undersigned, being the Active Members of the Companies, do hereby certify that we waive any meeting and adopt the following resolutions:

RESOLVED, that the Companies are authorized to retain Y C Rubin effective immediately as Chief Restructuring Officer to lead the restructure of the Companies’ respective business and legal affairs; and it is further

RESOLVED, that each of the Companies is authorized to file for relief under the provisions of Chapter 11 of Title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court (the (“Bankruptcy Court”) for the Eastern District of York (the “District”); and it is further

RESOLVED, that Y C Rubin is hereby authorized, directed and empowered to execute and deliver, on behalf of each of the Companies, the bankruptcy petition and all documents and other instruments that may be required in connection with the respective bankruptcy proceedings (the “Bankruptcy Proceeding”), and to do all such other things on behalf of the Companies as may be required in connection with the Bankruptcy Proceeding; and it is further

RESOLVED, that the Companies are authorized to retain Kevin J. Nash and the firm of Goldberg Weprin Finkel Goldstein LLC as its bankruptcy counsel for the Bankruptcy Proceeding.

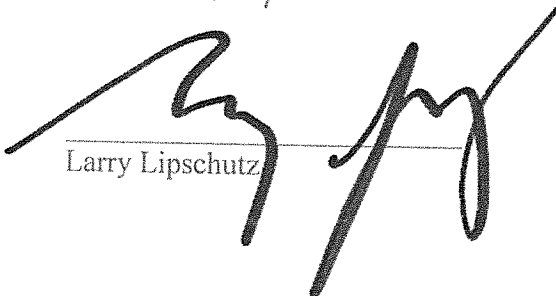
Dated: Brooklyn, New York  
February 14, 2018

Massachusetts Centers LLC

By: 

Name: Egmund Brach

Title: manager

  
Larry Lipschutz

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

22 Maple Street, LLC,

Case No.

Debtor.

-----X

**LIST OF EQUITY HOLDERS**

Massachusetts Centers LLC

Avi "Zisha" Lipshutz (Resigned)

Larry Lipschutz

Dated: Brooklyn, New York  
February 14, 2018

22 Maple Street, LLC

By: /s/ Y.C. Rubin

Name: Y C Rubin

Title: Chief Restructuring Officer

**Fill in this information to identify the case:**Debtor name 22 Maple Street, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 202****Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property*(Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property*(Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases*(Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule* \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 14, 2018X /s/ YC Rubin

Signature of individual signing on behalf of debtor

YC Rubin

Printed name

Chief Restructuring Officer

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **22 Maple Street, LLC**  
 United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an  
 amended filing

**Official Form 204**
**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Capital Finance LLC and Capital Funding LLC 1422 Clarkview Rd Baltimore, MD 21209-2385		Mortgage loan		\$31,110,090.97	\$0.00	\$31,110,090.97
Chief Assessor, City of Amesbury 62 Friend St Amesbury, MA 01913-2825		Taxes	Disputed			\$0.00
City of Amesbury 62 Friend St Amesbury, MA 01913-2825						\$294.08
Hudson Energy PO Box 29193 New York, NY 10087-9193		Utility				\$7,820.44
Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346		Taxes	Disputed			\$0.00
Pennichuk 200 Concord St Nashua, NH 03064-1202		Utility				\$12,406.89

## Fill in this information to identify the case:

Debtor name 22 Maple Street, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.☒ Yes. Fill in all of the information below.**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A

Column B

Amount of claim

Value of collateral that supports this claim

Do not deduct the value of collateral.

\$31,110,090.97\$0.00**2.1 Capital Finance LLC**

Creditor's Name

**and Capital Funding LLC**  
**1422 Clarkview Rd**  
**Baltimore, MD 21209-2385**

Creditor's mailing address

Describe debtor's property that is subject to a lien

Describe the lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$31,110,090.97****Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**John O. Mirick, Esq.**  
**Mirick, O'Connell et al**  
**100 Front St**  
**Worcester, MA 01608-1425**Line 2.1**Kenneth J. Ottaviano, Esq.**  
**Katten Muchin Rosenman**  
**525 W Monroe St**  
**Chicago, IL 60661-3629**Line 2.1

Debtor 22 Maple Street, LLC  
Name

Case number (if known) \_\_\_\_\_



**Fill in this information to identify the case:**

Debtor name 22 Maple Street, LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
<div style="border: 1px solid black; padding: 2px; width: 50px; float: left; margin-right: 10px;">2.1</div> Priority creditor's name and mailing address <b>Chief Assessor, City of Amesbury</b>  <b>62 Friend St</b> <b>Amesbury, MA 01913-2825</b>  Date or dates debt was incurred _____  Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  Basis for the claim: <b>For notice purposes only</b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<div style="border-top: 1px solid black; width: 100px; margin: 0 auto;">\$0.00</div>	<div style="border-top: 1px solid black; width: 100px; margin: 0 auto;">\$0.00</div>

<div style="border: 1px solid black; padding: 2px; width: 50px; float: left; margin-right: 10px;">2.2</div> Priority creditor's name and mailing address <b>Internal Revenue Service</b> <b>Centralized Insolvency Operations</b> <b>PO Box 7346</b> <b>Philadelphia, PA 19101-7346</b>  Date or dates debt was incurred _____  Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  Basis for the claim: <b>For notice purposes only</b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<div style="border-top: 1px solid black; width: 100px; margin: 0 auto;">\$0.00</div>	<div style="border-top: 1px solid black; width: 100px; margin: 0 auto;">\$0.00</div>
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**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

Debtor **22 Maple Street, LLC**  
Name

Case number (if known)

**3.1** Nonpriority creditor's name and mailing address  
**City of Amesbury****62 Friend St  
Amesbury, MA 01913-2825**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

**\$294.08**

- ☐
- Contingent
- 
- ☐
- Unliquidated
- 
- ☐
- Disputed

Basis for the claim: UtilityIs the claim subject to offset? ☒ No ☐ Yes**3.2** Nonpriority creditor's name and mailing address  
**Hudson Energy****PO Box 29193  
New York, NY 10087-9193**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

**\$7,820.44**

- ☐
- Contingent
- 
- ☐
- Unliquidated
- 
- ☐
- Disputed

Basis for the claim: UtilityIs the claim subject to offset? ☒ No ☐ Yes**3.3** Nonpriority creditor's name and mailing address  
**Pennichuk****200 Concord St  
Nashua, NH 03064-1202**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

**\$12,406.89**

- ☐
- Contingent
- 
- ☐
- Unliquidated
- 
- ☐
- Disputed

Basis for the claim: UtilityIs the claim subject to offset? ☒ No ☐ Yes**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the  
related creditor (if any) listed?Last 4 digits of  
account number, if  
any**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 20,521.41

5c.	\$ 20,521.41
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United States Bankruptcy Court  
Eastern District of New York, Brooklyn Division

IN RE:

Case No. \_\_\_\_\_

22 Maple Street, LLC

Chapter 11

Debtor(s)

**VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: February 14, 2018

/s/ YC Rubin

Debtor

\_\_\_\_\_  
Joint Debtor

/s/ Kevin J. Nash

Attorney for Debtor

Capital Finance LLC  
and Capital Funding LLC  
1422 Clarkview Rd  
Baltimore, MD 21209-2385

Chief Assessor, City of Amesbury  
62 Friend St  
Amesbury, MA 01913-2825

City of Amesbury  
62 Friend St  
Amesbury, MA 01913-2825

Hudson Energy  
PO Box 29193  
New York, NY 10087-9193

Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

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Chicago, IL 60661-3629

Pennichuk  
200 Concord St  
Nashua, NH 03064-1202